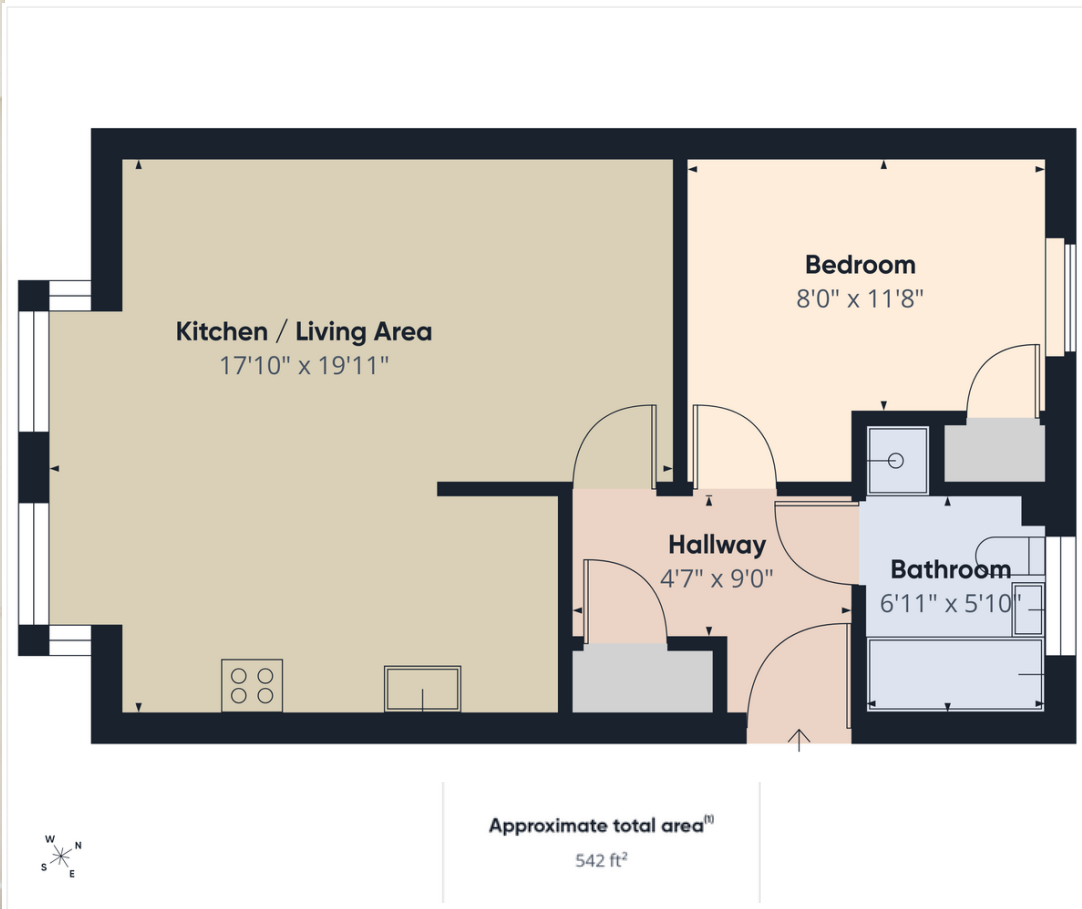




DESCRIPTION

Situated on the first floor, this bright and inviting one-bedroom flat presents an excellent opportunity for first-time buyers, professionals or those seeking a well-connected Edinburgh home with scope to personalise and make their own.

The heart of the property is the spacious open-plan living and dining area, a welcoming space flooded with natural light and perfectly suited to both everyday living and entertaining. Offering a comfortable layout and excellent versatility, this space provides the ideal blank canvas for a purchaser to create a stylish and contemporary home tailored to their own tastes.

The generously proportioned bedroom enjoys a bright outlook and benefits from useful built-in storage, creating a peaceful and practical retreat. The bathroom is well-appointed with both a bath and separate shower, offering flexibility to suit a variety of lifestyles.

Further storage is available within the hallway, enhancing the practicality of the accommodation and helping to maximise the living space on offer.

Combining bright interiors, excellent potential and a highly desirable location close to the city centre, this charming flat represents a fantastic opportunity for first-time buyers looking to take their first steps onto the property ladder while creating a home that truly reflects their own style and personality.

Key Features:

- Bright One Bed First-Floor Flat
- Ideal for first-time buyers
- Spacious open-plan living and dining area
- Excellent natural light throughout
- Generous double bedroom with storage
- Bathroom with separate shower and bath
- Blank canvas with scope to personalise
- Move-in ready with future potential.

Viewing by appointment with Gibson Estate Agents.



LOCATION

Matthew Street enjoys an enviable position combining the best costal living with excellent city connectivity. The area is renowned for its strong sense of community, abundance of local amenities ad proximity to the vibrant seaside suburb of Portobello.

Residents benefit from a superb selection of independent cafes, restaurants, boutique shops and everyday conveniences, whilst the award-winning Portobello Promenade and sandy beach are just a short distance away, providing a wonderful setting for leisure, recreation and waterfront walks.

The area is exceptionally well connected, with regular public transport services offering swift access to Edinburgh City Centre and beyond. The nearby A1 and City Bypass provide convenient links to Edinburgh Airport, East Lothian and Scotland's wider motorway network. With excellent schooling, attractive green spaces and a highly desirable coastal lifestyle on its doorstep, EH16 remains one of Edinburgh's most sought-after residential locations.

